

**I give notice that
a Turangi/Tongariro Community Board Meeting will be held on:**

Date:	Tuesday, 14 August 2018
Time:	1.00pm
Location:	Boardroom Turangi Service Delivery Centre (Council / DOC Offices) Town Centre Turangi

AGENDA

MEMBERSHIP

Chairperson Mr Andy Hema
Deputy Chairperson Mr Te Takinga New

Members Cr Tangonui Kingi
Cr Maggie Stewart
Mrs Karen Donlon
Miss Sharlyn Holt
Mrs Pauline Jenkins-Lyons
Mr Wally van der Aa

Quorum 4

Gareth Green
Chief Executive Officer

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3.1 TURANGI/TONGARIRO COMMUNITY BOARD MEETING - 12 JUNE 2018

Author: Tina Jakes, Head of Democracy, Governance and Venues

Authorised by: John Ridd, Head of Economic Development and Business Transformation

RECOMMENDATION(S)

That the minutes of the Turangi/Tongariro Community Board meeting held on Tuesday 12 June 2018 be confirmed as a true and correct record.

ATTACHMENTS

1. Turangi/Tongariro Community Board Meeting Minutes - 12 June 2018 [↔](#)

4.1 ACTION POINTS UPDATE

Author: John Ridd, Head of Economic Development and Business Transformation

Authorised by: Gareth Green, Chief Executive Officer

PURPOSE

This item is to provide an update to members on those items requiring follow up from previous meetings of the Board.

RECOMMENDATION(S)

That the Turangi/Tongariro Community Board receives the action points update.

ATTACHMENTS

1. TTCB Action Sheet - July 2018 [⇒](#)

4.2 TURANGI ECONOMIC DEVELOPMENT STRATEGY UPDATE

Author: Jessica Simpson, Economic Relationship Manager

Authorised by: John Ridd, Head of Economic Development and Business Transformation

PURPOSE

The Economic Relationship Manager and General Manager, Enterprise Great Lake Taupō (EGLT) will be in attendance to provide a progress update on the Turangi Economic Development Strategy (TEDS).

RECOMMENDATION(S)1

That the Turangi/Tongariro Community Board receives the update on the Turangi Economic Development Strategy (TEDS).

ATTACHMENTS

1. TEDS Report - Final Summary [⇒](#)

4.3 TURANGI PROJECTS UPDATE

Author: John Ridd, Head of Economic Development and Business Transformation

Authorised by: Gareth Green, Chief Executive Officer

PURPOSE

The Head of Economic Development and Business Transformation will provide an update on key Turangi projects.

RECOMMENDATION(S)

That the Turangi/Tongariro Community Board receives the update on Turangi projects.

ATTACHMENTS

Nil

4.4 CULTURAL PRECINCT UPDATE

Author: Philip King, Building Project Manager

Authorised by: Gareth Green, Chief Executive Officer

PURPOSE

The Building Project Manager will be in attendance to provide an update on the proposed Cultural Precinct.

RECOMMENDATION(S)

That the Turangi/Tongariro Community Board receives the update on the Cultural Precinct.

ATTACHMENTS

Nil

4.5 REVIEW OF THE TAUPŌ DISTRICT COUNCIL LIQUOR CONTROL BYLAW 2013

Author: Hilary Samuel, Senior Policy Advisor

Authorised by: Alan Menhennet, Head of Finance and Strategy

PURPOSE

The Senior Policy Advisor will be in attendance to provide an update on the Taupō District Council Liquor Control Bylaw 2013 review.

RECOMMENDATION(S)

That the Turangi/Tongariro Community Board receives the update on the Taupō District Council Liquor Control Bylaw 2013 review.

ATTACHMENTS

Nil

4.6 GIFTING OF PUBLIC TOILETS TO THE MOTUOAPA FISHING AND BOATING CLUB

Author: Ella Howie, Solicitor - Property

Authorised by: Brian Fox, Head of Regulatory and Risk

PURPOSE

The purpose of this report is for the Board to consider whether the Community Board supports the gifting of Council's public toilets at Motuoapa to the Motuoapa Fishing and Boating Club.

EXECUTIVE SUMMARY

Council officers and the Motuoapa Fishing and Boating Club ("the Club") have been in discussions regarding options for tidying the Club's lease arrangements. The common preferred option is for Council's public toilets to be gifted to the Club and for the Club's lease area to be expanded to the whole of the site.

The Department of Internal Affairs (DIA) has agreed that Council may advertise the use of the DIA's toilets at the marina as available for public use, provided Council continues to clean and service those toilets but does not charge the DIA for this service.

The preferred option is for the Board to support in principle the gifting of the toilets to the Motuoapa Fishing and Boating Club, subject to appropriate public consultation being carried out. It is expected that a future report will be brought back to the Board regarding the expansion of the Club's lease area, and the results of public consultation on the proposed disposal of the existing public toilets.

RECOMMENDATION(S)

That the Turangi/Tongariro Community Board:

1. Agrees in principle to recommend that Council gift the public toilets at Motuoapa to the Motuoapa Fishing and Boating Club subject to the outcome of public consultation.
2. Agrees to consider the public consultation results on the proposal to gift Council's public toilets to the Motuoapa Fishing and Boating Club.

BACKGROUND

Council officers have been in discussions with the Club on options that would tidy up the historical lease situation. Currently, the Club lease the land under its buildings only. However it occupies areas outside of its buildings, and is rated for those areas it occupies.

Council own a public toilet which is located next door to the Club's building. The public toilet is available for the public and Club patrons to use. The public toilet is maintained and cleaned by Council. The Club own the water pump which supplies water to the public toilets and also pays for the electricity which powers the pump and lights in the toilet block.

The Club require use of the public toilets for its liquor licence. The Club has one toilet located in its community hall building behind the main building at the front.

The arrangement between the parties is an informal historical sharing arrangement. Unfortunately though, the situation came to a head recently when the Club arranged for the replacement of its water pump and asserted Council was required to pay for the replacement pump. This situation highlighted the need for the parties to look at options for tidying lease arrangements moving forward.

A letter recently received from the Club dated 27 June 2018 is attached (Attachment 1) for the Board's reference.

DISCUSSION

The mutually preferred option is for the public toilets to be gifted to the Club and for its lease area to be expanded to include the entire site. The Club would then own the toilets together with its buildings and lease the entire site. This would settle the current uncertainty in relation to the water pump and electricity and avoid future debates with the Club.

The option of gifting the toilets to the Club is supported by the availability of the DIA's toilets at the Motuoapa Marina to the public. The Harbourmaster's office has said it is happy to advertise the toilets as available for public use provided Council clean and service the toilets and does not charge for doing so. Servicing the toilets involves providing the basic supplies such as toilet paper, soap etc. Council already currently cleans and services the DIA owned toilets and charges the Harbourmaster an annual fee for doing so.

There would therefore be no change to what Council already does, except that Council would no longer charge the DIA for cleaning its toilets.

The DIA toilets are currently available for the public to use during the hours of 6am to 8pm seven days per week. There is the ability for the DIA to lengthen these opening hours during daylight savings. The DIA toilets comprise of two unisex toilets, and one wheel chair accessible toilet. There are no cassette sewage emptying facilities at the DIA toilets.

The existing public toilets at the Motuoapa Fishing and Boating Club comprise of one male toilet and urinal, two female toilets, and one wheel chair accessible toilet. These toilets are available for the public to use 24/7. There is a cassette sewage emptying facility.

Although the DIA toilets do not have a cassette emptying facility, there are other cassette emptying facilities available in the Taupō district.

Photos of the toilets are included (Attachment 2).

OPTIONS

Analysis of Options

Option 1. Dispose Council's existing toilets to the Motuoapa Fishing and Boating Club and direct the public to the DIA toilets at the Marina.

Advantages	Disadvantages
<ul style="list-style-type: none"> • There will be no uncertainty between the Club and Council over issues related to the existing toilets. • The Club will own the toilets and will be responsible for full costs of electricity and matters relating to the water pump. • Club is satisfied. • Council does not have ownership responsibilities for a toilet block at Motuoapa (i.e. replacement, mechanical maintenance issues). • Council is only responsible for cleaning and servicing one public toilet block. 	<ul style="list-style-type: none"> • The community has lost use of a public toilet building but the overall level of service has been maintained (i.e. there is still a public toilet available at Motuoapa). • Unknown cost of installing new signage required to direct the public to the DIA toilets. • Unknown cost of removing existing signage directing the public to the toilets near the fishing club. • Public cassette sewage emptying facility at Motuoapa lost.

Option 2. Status Quo- keep the existing toilet block

Advantages	Disadvantages
<ul style="list-style-type: none"> • Community may continue to use the public toilets near the Club. • Cassette sewage emptying facility at Motuoapa retained. 	<ul style="list-style-type: none"> • Council remains responsible for ownership responsibilities of the toilet block at Motuoapa (i.e. replacement, mechanical maintenance issues). • There will continue to be uncertainty between Council and the Club over matters related to the existing public toilets (i.e. electricity, water, water pump).

Analysis Conclusion:

The new DIA toilets presents an opportunity for Council to think smarter about how it provides a level of service for public toilets at Motuoapa. Under the preferred option, the public will still have access to public toilets at Motuoapa. Further, current uncertainty over water pump and electricity at the existing public toilets will be cleared up.

CONSIDERATIONS**Financial Considerations**

The financial impact of the proposal is estimated to be nil as it will simply go from cleaning and servicing two toilet blocks and recouping costs for cleaning one toilet block, to just cleaning and servicing one toilet block. Council should save money in the long run by only being responsible for the cleaning and servicing of the new DIA toilets.

There will be small unknown costs to replace existing signage.

Legal Considerations**Local Government Act 2002**

The matter comes within scope of the Council's lawful powers, including satisfying the purpose statement of Section 10 of the Local Government Act 2002. The matter will enable the Council to meet the current and future needs of communities for good quality local public services. (i.e. efficient, effective and appropriate to present and anticipated future circumstances).

In this instance, as the decision involves the disposal of an asset, the Board only has the power of recommendation to Council.

Authorisations are not required from external parties.

Policy Implications

There are no known policy implications.

Risks

There is no future guarantee that the DIA will continue to allow the public to use the toilets at the marina and there is a small risk that the situation could change at some point. It is anticipated that a contract for services will be entered into between Council and DIA which sets the parameters for the cleaning and servicing of the DIA toilets by Council.

If Council agrees to gift the toilets to the Club and expand the Club's lease area, there will be a small risk that Council will be left with the toilets to remove at some future point if the Club does not remove it on expiry of its lease in accordance with standard lease terms.

SIGNIFICANCE OF THE DECISION OR PROPOSAL

Council's Significance and Engagement policy identifies the following matters that are to be taken into account when assessing the degree of significance of proposals and decisions:

- a. The level of financial consequences of the proposal or decision;
- b. Whether the proposal or decision will affect a large portion of the community or community of interest;
- c. The likely impact on present and future interests of the community, recognising Maori cultural values and their relationship to land and water;
- d. Whether the proposal affects the level of service of an activity identified in the Long Term Plan;
- e. Whether community interest is high; and
- f. The capacity of Council to perform its role and the financial and other costs of doing so.

Officers have undertaken a rounded assessment of the matters in clause 11 of the Significance and Engagement Policy (2016), and are of the opinion that the proposal under consideration is of low importance.

ENGAGEMENT

This report recommends that Council consult with the community on the proposal using methods recommended by Council's communication officers.

COMMUNICATION/MEDIA

Decisions made by Council should be communicated in the appropriate manner. It is considered that communication should be undertaken via the methods recommended by Council's communication officers

CONCLUSION

This report recommends the Board agree in principle to the disposal of the public toilets to the Motuoapa and Boating Fishing Club subject to the outcome of public consultation.

ATTACHMENTS

1. Letter received from Motuoapa Fishing and Boating Club dated 27 June 2018 [⇒](#)
2. Photos of DIA toilets, and Council's existing public toilets [⇒](#)

4.7 TURANGI OPERATIONS REPORT - JUNE / JULY 2018

Author: Greg Hadley, Districts Parks Operations Manager

Authorised by: Kevin Strongman, Head of Operations

[PURPOSE

This item is for the District Parks Operations Manager to provide an update to the Board on Turangi operations for current and recent months.

RECOMMENDATION(S)

That the Turangi/Tongariro Community Board receives the Turangi Operations Report as at 14 August 2018.

ATTACHMENTS

1. Turangi Operations Report - August 2018 (A2279620) [⇒](#)

4.8 MEMBERS' REPORTS

Author: Tina Jakes, Democracy & Community Engagement Manager

Authorised by: Gareth Green, Chief Executive Officer

PURPOSE

This item permits members to provide feedback on any items of interest arising from meetings/conferences/seminars they have attended over the past month, and for the Board to approve either prior or retrospectively, member attendance at conferences and professional development opportunities.

- Mr Andy Hema to attend LGNZ – 'The Chairing Practice Workshop' in Rotorua on 29 August 2018

This item also provides the opportunity for members to provide any updates on the Turangi/Tongariro Community Board Community Plan.

No debate and/or resolution is permitted on any of the reports.

RECOMMENDATION(S)

That the Turangi/Tongariro Community Board:

1. Receives the members' reports and community plan updates; and
2. Approves Mr Andy Hema's attendance and applicable costs at the LGNZ 'The Chairing Practice Workshop' in Rotorua on 29 August 2018.

ATTACHMENTS

Nil